

MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
August 3, 2016

The Lake County Planning and Zoning Board met on Wednesday, August 3, 2016, in County Commission Chambers on the second floor of the Lake County Administration Building to consider petitions for rezoning requests.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, August 9, 2016 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Kathryn McKeeby, Secretary	District 1
Laura Jones Smith	District 2
Timothy Morris, Vice Chairman	District 3
Rick Gonzalez	District 4
Roseanne Brandenburg	School Board Representative

Members Not Present:

Paul Bryan, Chairman	District 5
Kasey Kesslering	At-Large Representative
Donald Heaton	Ex-Officio Non-Voting Military

Staff Present:

Steve Greene, AICP, Chief Planner, Planning & Zoning Division
Tim McClendon, Interim Planning Manager, Division of Planning & Zoning
Rick Hartenstein, Senior Planner, Division of Planning & Zoning
Michele Janiszewski, Planner, Division of Planning & Zoning
Christine Rice, Planner, Division of Planning & Zoning
Donna Bohrer, Office Associate, Planning & Zoning Division
Diana Johnson, Assistant County Attorney
Angela Harrold, Deputy Clerk, Board Support

Vice Chairman, Mr. Timothy Morris called the meeting to order at 9:06 a.m. and noted that a quorum was present and that the meeting had been duly advertised. He led the Pledge of Allegiance and gave the invocation. He asked if anyone wanted to make a public comment on something that was not pertaining to any of the zoning cases on the agenda, but no one wished to speak at that time.

TABLE OF CONTENTS

Agenda Updates

Consideration of Minutes: July 6, 2016

CONSENT AGENDA

<u>TAB NO:</u>	<u>CASE NO:</u>	<u>OWNER/APPLICANT/PROJECT</u>
Tab 1	RZ-16-15-2	Hanoman Property
Tab 2	RZ-16-16-4	Riya Pharmacy
Tab 3	CUP-16-03-1	Janreis Family Cemetery
Tab 4	NOPC-2016-01-1	Summer Bay DRI Development Order-NOPC
Tab 5	FLU-2016-09-01	Summer Bay DRI Future Land Amendment
Tab 6	FLU-2016-08-1	Southlake Regional Park
Tab 7	RZ-16A-14-5	Laura's Storage and Flea Market

Regular Agenda

Other Business

Adjournment

MINUTES

MOTION by Rick Gonzalez, **SECONDED** by Kathryn McKeeby to **APPROVE** the Minutes of July 7, 2016 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR: Morris, McKeeby, Jones-Smith, Gonzalez, Brandenburg

AGAINST: None

MOTION CARRIED: 5-0

AGENDA UPDATES

Mr. Steve Greene, Chief Planner, Planning and Zoning Division, Economic Growth Department, noted that the cases had been duly advertised as shown on the monitor and that there have been no changes to the agenda. He related that all of the cases are on the Consent Agenda, and staff requests a favorable recommendation for the cases presented on the agenda. He stated that Ms. Laura Jones-Smith would have to abstain from voting on Tab 6 due to a conflict of interest so it would need to be voted on separately.

CONSENT AGENDA

<u>TAB NO:</u>	<u>CASE NO:</u>	<u>OWNER/APPLICANT/PROJECT</u>
Tab 1	RZ-16-15-2	Hanoman Property
Tab 2	RZ-16-16-4	Riya Pharmacy
Tab 3	CUP-16-03-1	Janreis Family Cemetery
Tab 4	NOPC-2016-01-1	Summer Bay DRI Development Order-NOPC
Tab 5	FLU-2016-09-01	Summer Bay DRI Future Land Amendment
Tab 7	RZ-16A-14-5	Laura's Storage and Flea Market

MOTION by Rick Gonzalez, SECONDED by Roseanne Brandenburg to APPROVE the Consent Agenda Tabs 1 through 5 and Tab 7 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR: Morris, McKeeby, Jones-Smith, Gonzalez, Brandenburg

AGAINST: None

MOTION CARRIED: 5-0

Tab 6	FLU-2016-08-1	Southlake Regional Park
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MOTION by Roseanne Brandenburg, SECONDED by Rick Gonzalez to APPROVE the Consent Agenda Tabs 6 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR: Morris, McKeeby, Gonzalez, Brandenburg

ABSTAINED: Jones-Smith

AGAINST: None

MOTION CARRIED: 4-0

REGULAR AGENDA

None

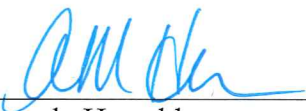
OTHER BUSINESS

None


ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 a.m.

Respectfully submitted,



Angela Harrold
Clerk, Board Support



Paul Bryan
Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME SMITH, LAURA, JONES		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE PLANNING & ZONING BOARD	
MAILING ADDRESS 226 MAGELLAN CIR. LAKE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY 8/3/2016		<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, LAURA JONES SMITH, hereby disclose that on August 3, 2016:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

8/3/2016
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Rural Support

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Lake County Commissioner's Office (Display)
Account Number: CU00114907
Attn: Donna Bohrer

To Whom It May Concern:

This is to confirm that the advertisement for Lake County Commissioner's Office (Display) published in *The Orlando Sentinel* on the following dates.

Publication Date: Aug 08, 2016

Ad Caption: CP-2016-05/public hearing

Section: Lake Zone

Size: 1/4V (3 x 10.5)

Order ID: 4353272

Cost: \$343.90

Should you need further information, please feel free to contact me.

Sincerely,


Caitlin Langston
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 12 day of August, 2016, by Caitlin Langston, who is personally known to me.


Notary Public
State of Florida at Large



NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to transmit the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2016 - X
CP-2016-05
Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING POLICY 1-1.4.7, RURAL SUPPRT, BY AMENDING THE LIST OF ALLOWED USED THAT ARE INTENDED TO SERVE THE COMMERCIAL AND OFFICE NEEDS OF RESIDENTIALLY POPULATED AREAS WITHIN THE RURAL FUTURE LAND USE SERIES, SPECIFICALLY IN RURAL SUPPORT CORRIDORS AND RURAL SUPPORT INTERSECTIONS; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SERVABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



A public hearing on the ordinance will be held on **August 23, 2016** before the Board of County Commissioners for adoption and subsequent transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development for adoption to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan text and the staff report for the proposed amendment shall be available for review at the Department of Economic Growth, Planning and Community Design Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Department of Economic Growth
Planning & Zoning Div.
352-343-9774 (Tim McClendon, Chief Planner)

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Lake County Commissioner's Office (Display)
Account Number: CU00114907
Attn: Donna Bohrer

To Whom It May Concern:

This is to confirm that the advertisement for Lake County Commissioner's Office (Display) published in *The Orlando Sentinel* on the following dates.

Publication Date: Aug 08, 2016

Ad Caption: CP-2016-02/public hearing

Section: Lake Zone


Size: 1/4V (3 x 10.5)

Order ID: 4353264

Cost: \$343.90

Should you need further information, please feel free to contact me.

Sincerely,


Caitlin Langston
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this
12 day of August, 2016, by Caitlin Langston,
who is personally known to me.


Notary Public
State of Florida at Large

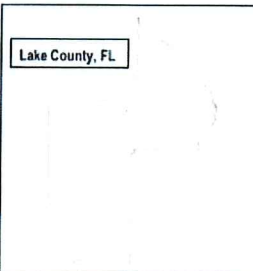


AMENDED NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to transmit the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2016 - X
CP-2016-02
Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING POLICY II-2.5.3, PUBLIC FACILITY NEEDS, BY UPDATING THE FIVE (5) YEAR SCHEDULED PROGRAMS AND ASSOCIATED TABLES AND CHARTS FOR TRANSPORTATION PROJECTS, STORMWATER PROJECTS, SOLID WASTE PROJECTS, AND THE PUBLIC SCHOOL FACILITIES PROJECTS LIST TO REFLECT FISCAL YEARS 2015-2019; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SERVABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



A public hearing on the ordinance will be held on August 23, 2016 before the Board of County Commissioners for adoption and subsequent transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development for adoption to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

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Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Department of Economic Growth
Planning & Zoning Div.
352-343-9641 (Christine Rice, Planner)

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF LAKE

Before the undersigned authority personally appeared
Maria Torres / Ingrid Quiles, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, **Wednesday, August 3, 2016 at 9:00 a.m.** was published in said newspaper in the issues of Jul 24, 2016.

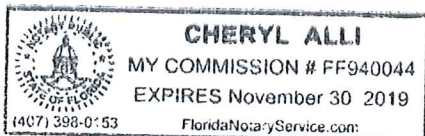
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Printed Name of Affiant

Sworn to and subscribed before me on this 24 day of July, 2016,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF PUBLIC HEARING
The Lake County Planning & Zoning Board will hold a 9:00 a.m., public hearing on Wednesday, August 3, 2016, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following petitions. Recommendations of the Lake County Planning & Zoning Board regarding these petitions will be transmitted to the Lake County Board of County Commissioners at a 9:00 a.m. public hearing, or soon thereafter, on Tuesday, August 23, 2016, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL.

All interested citizens are welcome to attend the public hearing and review the petitions in the Planning Division, County Administration Building, Room 510, 315 West Main Street, Tavares, FL. Persons with disabilities needing assistance to participate in any of these proceedings should contact 352-343-9760, 48 hours in advance of the scheduled meeting.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by Board, they will need a record of the proceedings and they may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based. One or more County Commissioners and one or more members of different committees/boards may attend and may participate in discussions on any of the committee/board meetings noticed. All oral and written communications between Planning & Zoning Board members and the public concerning a case are prohibited by Florida Law unless made at the public hearing on the case.

AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING NO.: RZ-16A-14-5, Laura's Storage & Flea Market
REQUESTED ACTION: Amend Planned Commercial (CP) zoning district Ordinance 2016-29 to revise previously approved condition for use of commercial structures on property.
GENERAL LOCATION: Astor area, 24627 SR 40

LAKE COUNTY ECONOMIC GROWTH DEPARTMENT PLANNING & ZONING DIVISION
315 WEST MAIN STREET
TAVARES, FL 32778
(352) 343-9641

LAK4337100

7/24/16

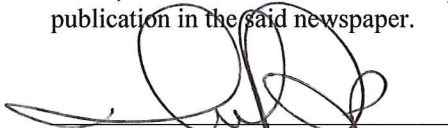
Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF LAKE

Before the undersigned authority personally appeared Maria Torres / Ingrid Quiles, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, August 3, 2016 & August 23, 2016 at 9:00 a.m. was published in said newspaper in the issues of Jul 18, 2016.

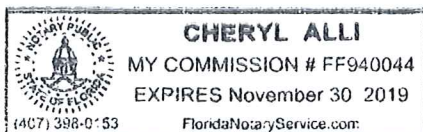
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Signature of Affiant

Ingrid Quiles
Printed Name of Affiant

Sworn to and subscribed before me on this 19 day of July, 2016,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Cheryl Alli
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF PUBLIC HEARING
The Lake County Planning & Zoning Board will hold a 9:00 a.m., public hearing on Wednesday, August 3, 2016, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following petitions. Recommendations of the Lake County Planning & Zoning Board regarding these petitions will be transmitted to the Lake County Board of County Commissioners at a 9:00 a.m. public hearing, or soon thereafter, on Tuesday, August 23, 2016, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL.

All interested citizens are welcome to attend the public hearing and review the petitions in the Planning Division, County Administration Building, Room 510, 315 West Main Street, Tavares, FL. Persons with disabilities needing assistance to participate in any of these proceedings should contact 352-343-9760, 48 hours in advance of the scheduled meeting.

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AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING NO.: RZ-16-15-2, Honoman Property Rezoning
REQUESTED ACTION: Rezone property from Agriculture (A) to Rural Residential (R-1).
GENERAL LOCATION: Leesburg area, intersection of CR 452 and Em-En-El Drive

AND
PUBLIC HEARING NO.: RZ-16-16-4, Riya Pharmacy, LLC
REQUESTED ACTION: Amend Planned Commercial (CP) Ordinance 22-80 to include Pharmacy use and additional commercial uses with a new CP Ordinance.

GENERAL LOCATION: Mount Plymouth Sorrento area, Southeast corner of SR 46 and Westward Ho Avenue

AND
PUBLIC HEARING NO.: CUP-16-03-1, Jahreis Family Cemetery
REQUESTED ACTION: Conditional Use Permit for the creation of a 10,000 square foot (100 ft. x 100 ft.) family cemetery.
GENERAL LOCATION: Groveland area, East of CR 565, north and south of Twin Lake Drive.

LAKE COUNTY ECONOMIC GROWTH DEPARTMENT PLANNING & ZONING DIVISION
315 WEST MAIN STREET
TAVARES, FL 32778
(352) 343-9641

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF LAKE

Before the undersigned authority personally appeared

Maria Torres / Ingrid Quiles, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, August 3, 2016 & August 23, 2016 at 9:00 a.m. was published in said newspaper in the issues of Jul 21, 2016.

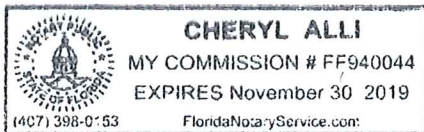
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Printed Name of Affiant

Sworn to and subscribed before me on this 21 day of July, 2016,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m., public hearing on Wednesday, August 3, 2016, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following petitions. Recommendations of the Lake County Planning & Zoning Board regarding these petitions will be transmitted to the Lake County Board of County Commissioners at a 9:00 a.m. public hearing, or soon thereafter, on Tuesday, August 23, 2016, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL.

All interested citizens are welcome to attend the public hearing and review the petitions in the Planning Division, County Administration Building, Room 510, 315 West Main Street, Tavares, FL. Persons with disabilities needing assistance to participate in any of these proceedings should contact 352-343-9760, 48 hours in advance of the scheduled meetings.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by Board, they will need a record of the proceedings and they may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based. One or more County Commissioners and one or more members of different committees/boards may attend and may participate in discussions on any of the committee/board meetings noticed. All oral and written communications between Planning & Zoning Board members and the public concerning a case are prohibited by Florida Law unless made at the public hearing on the case.

AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING NO.: NOPC-2016-01-1, Summer Bay Partnership REQUESTED ACTION: To amend Ordinance 2007-69 (the Development Order) with a new ordinance to reduce residential density, increase commercial square footage, add hospital/medical & storage/mini-warehouse uses, amend development matrix, amend Map H, extend development build-out date, and reflect new development requirements. GENERAL LOCATION: Clermont area, north of Hwy 27, east of Hwy 27 and west of the Orange County Line

LAKE COUNTY ECONOMIC GROWTH DEPARTMENT PLANNING & ZONING DIVISION 315 WEST MAIN STREET TAVARES, FL 32778 (352) 343-9641

LAK4326458

7/21/16

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Lake County Commissioner's Office (Display)
Account Number: CU00114907
Attn: Donna Bohrer

To Whom It May Concern:

This is to confirm that the advertisement for Lake County Commissioner's Office (Display) published in *The Orlando Sentinel* on the following dates.

Publication Date: Jul 23, 2016

Ad Caption: FLU-2016-06-5

Section: Lake Zone

Size: 1/4V (3 x 10.5)

Order ID: 4332044

Cost: \$343.90

Should you need further information, please feel free to contact me.


Sincerely,


Caitlin Langston
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 12 day of August, 2016, by Caitlin Langston, who is personally known to me.


Notary Public
State of Florida at Large



NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN MAP AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to adopt the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2016 - XX
FLU-2016-09-1
Summer Bay Resort

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING POLICY I-1.2.2, ENTITLED "CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING", TO ADD THE SUMMER BAY FUTURE LAND USE CATEGORY TO TABLE FLUE 2 - FUTURE LAND USE CATEGORIES TABLE; AMENDING POLICY I-1.2.6, ENTITLED "CALCULATION OF DENSITY AND INTENSITY IN MIXED USE DEVELOPMENT", TO ADD THE SUMMER BAY FUTURE LAND USE CATEGORY TO THE LIST OF FUTURE LAND USE CATEGORIES THAT ALLOW MIXED USE DEVELOPMENT; AMENDING OBJECTIVE I-1.3, ENTITLED "URBAN FUTURE LAND USE SERIES", TO ADD SUMMER BAY FUTURE LAND USE CATEGORY TO THE LIST OF FUTURE LAND USE CATEGORIES THAT MAKE UP THE URBAN FUTURE LAND USE SERIES; CREATING POLICY I-1.3.13, ENTITLED "SUMMER BAY FUTURE LAND USE CATEGORY" TO CREATE THE SUMMER BAY FUTURE LAND USE CATEGORY; AMENDING THE FUTURE LAND USE MAP FROM URBAN MEDIUM AND REGIONAL COMMERCIAL TO SUMMER BAY FUTURE LAND USE CATEGORY FOR THE PARCELS LOCATED NORTH OF US HIGHWAY 192 AND EAST OF US HIGHWAY 27; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(1)(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on August 3, 2016 before the Planning & Zoning Board and on August 23, 2016 before the Board of County Commissioners for transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan and 2030 Comprehensive Plan Future Land Use Map and the staff report for the proposed amendment shall be available for review at the Department of Economic Growth, Planning and Zoning Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Department of Economic Growth
Planning & Zoning Division
352-343-9641 (Michele Janiszewski, Planner)

South Lake Park

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Lake County Commissioner's Office (Display)
Account Number: CU00114907
Attn: Donna Bohrer

To Whom It May Concern:

This is to confirm that the advertisement for Lake County Commissioner's Office (Display) published in *The Orlando Sentinel* on the following dates.

Publication Date: Jul 18, 2016

Ad Caption: FLU-2016-08-1

Section: Lake Zone

Size: 1/4V (3 x 10.5)

Order ID: 4317468

Cost: \$343.90

Should you need further information, please feel free to contact me.

Sincerely,

Cait Langston

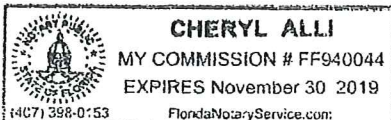
Caitlin Langston
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 22 day of July, 2016, by Caitlin Langston, who is personally known to me.

Cheryl All
Notary Public
State of Florida at Large



NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to transmit the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2016 - X
FLU-2016-08-1
Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING POLICY I-1.2.2 CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING, TO ADD THE SOUTH LAKE REGIONAL PARK FUTURE LAND USE CATEGORY TO TABLUE FLU 2 - FUTURE LAND USE CATEGORIES TABLE; AMENDING POLICY I-4.2.1 LIMITATIONS OF DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN TO ADD SOUTH LAKE REGIONAL PARK FUTURE LAND USE CATEGORY TO THE LIST OF FUTURE LAND USE CATEGORIES ALLOWED; CREATING POLICY I-1.3.12 SOUTH LAKE REGIONAL PARK FUTURE LAND USE CATEGORY TO CREATE THE SOUTH LAKE REGIONAL PARK FUTURE LAND USE CATEGORY AND LIST THE ALLOWED USES, REQUIREMENTS FOR IMPERVIOUS SURFACE, INTENSITY AND OPEN SPACE; AMENDING THE FUTURE LAND USE MAP FROM CONSERVATION TO SOUTH LAKE REGIONAL PARK FUTURE LAND USE CATEGORY FOR THE PARCELS LOCATED APPROXIMATELY 1,900 FEET SOUTH OF STATE ROAD 50, AND SOUTH AND EAST OF GROVELAND CITY LIMITS IN SECTIONS 21/28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, MORE PARTICULARLY DESCRIBED AS ALTERNATE KEYS 1103231, 2546204, 1029382, AND 1029408 AND SHOWN IN EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(1), FLORIDA STATUTES; PROVIDING FOR SERVABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on August 3, 2016 before the Planning & Zoning Board, on August 23, 2016 before the Board of County Commissioners for transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development, at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan text and the staff report for the proposed amendment shall be available for review at the Department of Economic Growth, Planning and Community Design Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Department of Economic Growth
Planning & Zoning Div.
352-343-9774 (Tim McClelland, Chief Planner)

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